

AA-437

Lloyd Dulaney House

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 06-11-2004

AA-437

c. 1787-88

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

Annapolis

Private

Housing the offices and meeting rooms of Lodge No. 89 of the Associated Free Masons since the turn of the twentieth century, this three-story, five-bay Flemish bond brick structure was originally built as an ambitious addition to the City Tavern complex operated by George Mann following the American Revolution. Dated to 1787-88, the center hall/double-pile brick tavern rises three full stories and features finely executed rubbed and gauged brick jack arches and all header bond brick beltcourses at the second and third floor levels. The strictly symmetrical main elevation has a pedimented center entrance with fluted pilasters flanking a round arched door opening. Fixed within the top of the door opening is an arched transom with a web pattern muntin design. The massive rectangular brick building has been reworked over the years with the north and south walls extensively altered. The chimney stacks have been leveled with the roofline, and dozens of former window openings have been bricked up. An early twentieth century addition covers the back of the building and obscures the formerly exposed stair tower. The first floor interior has survived with a large portion of its late eighteenth century woodwork finishes including bold ogee backband surrounds, raised six-panel doors, built-in window shutters, bold baseboard and cornice moldings and well as neoclassical Federal style mantels. The staircase follows in the Federal style also, and it features a cylindrical newel post, rectangular balusters, and a slender molded handrail common to

the late eighteenth century. Trimming the perimeter of the first floor rooms is an original chair rail embellished with a triglyph motif. Despite the exterior alterations, the large brick building is a highly significant architectural survival from the late eighteenth century, and it has figured prominently in the history of Annapolis as part of George Mann's City Tavern.

George Mann's tavern was a particularly popular and well patronized hostelry dating the late eighteenth century. His brisk business evidently justified the addition of this impressive structure to the old Woodward-Dulany house that faced Church (Main) Street, which he where he established his tavern business after buying the confiscated property of loyalist Lloyd Dulany in 1783. Located on Lot 45, the property was part of the large city estate developed under the ownership of the Dorsey and Woodward families during the second quarter of the eighteenth century. Lots 45 and 46 were developed as a single unit. Henry Woodward (1733-1761) inherited the property through his mother, Achsah's estate. At mid century, as Henry Woodward reached maturity, he held much promise as a young gentleman in Annapolis society. The *Maryland Gazette* announced his marriage to Mary Young, the daughter of the late Richard Young and the granddaughter of the late Hon. Samuel Young, who has a "pretty fortune." In order to make his city lots comfortable as well as profitable, Henry Woodward the construction of a number of buildings as well as leasing small portions to others. In 1759, Henry Woodward leased a part of Lot 45 to silversmith James Chalmers and during the following year he executed a 99-year leasehold to merchant Robert Couden. Both of

these leased lots faced Church (Main) Street. On the south side of the property, Henry Woodward financed the construction of a two-story brick tenement that he rented out as well. Henry Woodward died suddenly in September 1761 at the age of 28. He left his wife Mary a widow with four young children. Two months following his death, Mary Woodward offered the Annapolis property for sale and advertised in the *Maryland Gazette*

The Dwelling House now in the Occupation of Mr. William Woodward in Annapolis, and all the Ground adjoining thereto, which belonged to the late Mr. Woodward, with the Improvements (except what is leased to Mr. Couden and Mr. Chalmers). There is nearly two Acres of Ground lying on three Streets, in the most public Part of the City, has on it a very large genteel and convenient Brick Dwelling-House, a good Brick Kitchen and near Out-Room adjoining to it; convenient Out-Houses, and genteel Garden, besides a separate Tenement, that may be rented out for 10 to 12 l. Sterling, and a Year's Rent payable on Renewments....

The city property was sold within two weeks to Henrietta Maria Dulany for £810 Sterling. Henrietta Maria Dulany held title to the Woodward house for five years before her death in 1766. In her will she stipulated that the heir who received Lots 45 and 46 would be responsible for compensating the estate for the amount she had spent acquiring and improving it. Henrietta Maria Dulany's son, Lloyd Dulany, occupied the Woodward house during the years leading up to the Revolution. As a staunch loyalist, however, Lloyd Dulany left Maryland with Governor Eden and returned to England. He was later killed in a duel with the former St. Anne's minister, Reverend Bennett Allen.

Lloyd Dulany's Maryland properties in Annapolis as well as on the Eastern Shore were confiscated and sold in 1783. The old Woodward estate, with its fine house, gardens, and

outbuildings, was sold to George Mann for L2745.

Soon afterwards, George Mann (c. 1752-1795) converted the Woodward house and outbuildings into a tavern establishment on the highest order known in the city. It soon became the best accommodations in Annapolis and was the location of many important meetings. On December 25, 1783 the *Maryland Gazette* published the details of an auspicious event held in the capital.

On Friday evening last his Excellency General WASHINGTON, with his suite, arrived here on his way to Mount Vernon, His Excellency was met, a few miles from this city, by the honourable generals Gates and Smallwood, and several of the principal inhabitants, who attended him to Mr. Mann's, where apartments had been prepared for his reception.

On Monday Congress gave his Excellency a public dinner at the Ball-room, where upwards of two hundred persons of distinction were present; every thing provided by Mr. Mann in the most elegant and profuse stile. (11)

Apparently, the old Woodward house and its support buildings were not large enough to accommodate George Mann's thriving business as well as his large family. Around 1787-88, he entered into an ambitious building program with the construction of the extant three-story, five-bay, Flemish bond brick tavern house on Conduit Street. No where in Annapolis could anyone find more spacious, well-appointed rooms. As a result, George Mann's tavern, known also as the City Tavern, became the best patronized establishment in the capital, especially during legislative sessions. A short notice in the September 4, 1788 issue of the *Maryland Gazette* announced the availability of a few lots on Conduit Street, "opposite the new and elegant building of Mr. George Mann." A little

over a year later, John Laugien announced in the same paper, he

Purposes to exhibit in front of Mr. Mann's new building, in this city, on Monday next, a small but elegant display of FIRE-WORKS consisting of an engagement between two men of war of fourteen guns, an American and an English, each twelve feet high..

George Mann operated his fine tavern until his death in 1795. A few months before he died, he leased the establishment to James Wharfe for five years in exchange for L300. George Mann's wife, Mary Buckland Mann resided in the Conduit Street house for which she was taxed in 1798, while Wharfe leased the old Woodward house on Church Street for his tavern operation. In 1798 James Wharfe was listed in the tax assessment as the occupant of

One Brick Dwelling House 80 by 32 with a Brick Wing adjoining 20 by 16
Two Story, Brick Kitchen 56 by 20 Single Story, Brick Stable 76 by 38 (16)

By 1810, Mary Mann had died, and the City Tavern property was involved in a lengthy Chancery case. Two years later, George and Mary Mann's daughters, Anne and Sally, advertised their holdings in the *Maryland Gazette*. The advertisement read,

For Sale

Tavern in Occupation of William Brewer called "City Tavern" rents now for \$1,000 per annum

Consists of two separate houses: A) New House: Twelve large rooms, with fire places, each large enough for four beds, a dressing table to each bed and and a half dozen chairs, etc. Also two rooms without fireplaces.

B) The Old House contains three large dining rooms on the first floor, a sitting room, eight lodging rooms on the second floor, excellent garret--rooms for servants, there is an excellent kitchen and wash house, stable sufficient for fifty horses, and a Billiard room on the premises, also a fine Garden, also attached to the house is a large and very good Ice House....this property was conveyed to Mary Mann and John Callahan

The property was not sold until May 1816, when trustee Thomas Hamilton Bowie transferred ownership to Charles Carroll of Carrollton and a coalition of eighteen other parties. The ownership was divided among eighteen parties with a total of forty shares with each member owning from one to five shares. The consortium ownership lasted until the late 1820s when shareholders divested their interests to William Brewer, who had been associated with the tavern on and off since 1810. Evidently, between 1800 and 1830, the tavern establishment was leased by a host of various proprietors who tried their hands at operating the business. In 1831, William Brewer sold the complex to James Williamson for \$16,000. Under James Williamson's supervision, the City Tavern was known variously as Williamson's Hotel or the Union Tavern & City Hotel. James Williamson entered into a partnership "to carry on the business of Tavern keeping in all its branches" with Thomas Swann, which began on June 15, 1830. James Williamson, however, died in October 1832, and the property entered chancery court once again in a case of John F. Mitchell and wife vs. Richard Swann and others. In the wake of the chancery case, trustee Nicholas Brewer sold the City Tavern property in July 1833 to Richard Swann and James H. Iglehart for \$21,600. The transaction was secured by bonds issued by John Iglehart of Anne Arundel County and William Gwynn of the City of Baltimore. Between 1833 and 1845 the property operated under the identity of the Swann & Iglehart Hotel. The sprawling hotel complex was made even larger with the lease from Dennis Claude, Jr. of additional brick buildings on the north side of Church Street. Despite successive cash payments against the bond debt, Swann and Iglehart

failed to satisfy their obligations. It was stated in the court testimony that James H. Iglehart had also applied for the benefit of the Acts passed for relief of insolvent debtors. As a result, the City Hotel property was exposed to sale once again and transferred to John Walton of St. Mary's County in 1848.

Under John Walton's proprietorship the City Hotel evidently thrived once more, and it was enlarged during the mid 1850s with the construction of a rowhouse annex along Conduit Streets. A short article in *The Sun* on October 27, 1857, announced

The citizens of Annapolis are making preparations for the accommodation of the approaching Legislature. It will be of interest to the usual winter visitors at Annapolis to learn that Messrs. Walton, of the City Hotel, are completing some improvements, containing additional rooms. They have also erected gas works, and will have burners in every room in their extensive and attractive house. Col. Walton has fitted up an elegant & extensive restaurant on St. Francis (sic) street, nearly opposite the City Hotel, which will, now doubt, become a favorite resort during the winter.

Evidently, the City Hotel was closed during the late 1860s, and it was advertised for sale in the *Maryland Republican and State Capital Advertiser* on June 11, 1870, as the result of a circuit court order passed in a cause of Walton vs. Morse and others. The notice in the newspaper stated

This property fronts about seventy-nine feet upon Church street, about three hundred and eleven feet on Conduit street, and about one hundred and fifty-five feet on Duke of Gloucester street, and the yard and gardens belonging to it embrace about two acres.

The Hotel contains about sixty-three rooms, including parlors, some of them very spacious and all of them of convenient size. The buildings are of brick of the most substantial character and possess every appurtenance of a first-class establishment--The stabling is extensive, and an Ice House, Fountain, & c., are on the premises.

Despite the equity case, the Walton family satisfied any financial obligations and reorganized as Edward Walton & Bros. They made successive repairs and modernizations over the course of the summer and fall months of 1870, and on September 18, 1870 it was announced in *The Sun*, "The Old City Hotel, which has been closed so long, is now again in thorough repair, & was reopened today under new management of its former conductors, E. Walton & Bros. The new proprietors continued to make changes and in October 1870 the *Maryland Republican* announced to the public

More Improvements. The proprietors of the City Hotel (the Walton brothers) have just added another handsome and becoming improvement to this old popular house, by way of an extended portico along the front of the hotel. This improvement adds greatly to the attractiveness of the hotel and gives it the appearance of a Swiss villa. For comfort and accommodation of guests, it is second to none in Western Maryland.

While it appears the Walton brothers made many efforts to infuse into the old hotel a new sense of modernity and style, the death of their father in October 1871 forced another reorganization. Edward Walton and his wife Joanna Walton along with his brother Henry Roland and his wife Julia, sold their interests in the hotel property to J. Randolph Walton on November 27, 1872. The hotel and its premises did not remain in Walton family hands much longer for J. Randolph Walton for forced to place the property in the hands of trustees less than three years later. Advertised once again in the Annapolis newspaper, the City Hotel was sold in July 1876 to William H. Gorman and Luther F. Colton for \$14,500. The property is designated on G. M. Hopkins Annapolis map under the label, Wm H. Gorman & Co. The City Hotel operated under the ownership of Gorman and

Colton for several years until Luther F. Colton's death in 1884. The Sanborn Insurance map drawn the next year indicated the outline of the City Hotel and labeled it "closed."

By the late years of the nineteenth century, the old City Hotel had been converted into tenements, as indicated on the 1897 Sanborn map. At the turn of the twentieth century William F. Gorman and Lydia F. Colton, Luther's mother who inherited his interests, divided the City Hotel property and sold the three-story brick house erected by George Mann to the Trustees for Lodge 89 of the Associated Free Masons, who turned the building into a Masonic temple. The old Woodward-Dulany house underwent a more dramatic change with its conversion into the Colonial Theatre in 1902-03. An article appearing in the *Evening Capital* on May 18, 1903 announces the building's grand opening and states that the Norfolk, Virginia architectural firm of Neff & Thompson redesigned the eighteenth century house into a theatre that contained seating for 800-900 patrons. The article went on to relate

The new theatre has been built as an annex to the old City Hotel, where General Washington spent many nights. Indeed, the foyer has the same panels which the Father of the Country admired, and the same stairs leading to the balcony that were there in colonial times. But that is all that is colonial, the theatre in its plans and furnishings is strictly up-to-date in every particular.

Architects Neff and Thompson redesigned the old Woodward-Dulany house with a high gambrel roof while maintaining the front elevation of the eighteenth century house. As stated in the newspaper, some of the more elaborate eighteenth century interior elements were retained, although radical changes were made to the rest of the building for its

conversion. The entire southeast end of the eighteenth century house was modified as the principal seating area with the stage located in an entirely new section. The *Evening Capital* article described the interior accommodations:

There are six boxes on the ground floor, 190 chairs in the orchestra and 210 chairs in the orchestral circle, all antique mahogany, veneered. In the balcony are 232 chairs of the same material. The gallery will comfortably seat 500 persons, and is located above and back of the first balcony. The theater has a proscenium opening, thirty feet wide and twenty feet high, back of which is a large stage, equipped with beautiful scenery from Lee Lash's studio, New York.

There are twelve dressing rooms. The curtain was painted by W. H. Labb, of Philadelphia, and is a work of art. The scene was taken from Holland, and includes a rustic stone bridge and sparkling streams. The fresco work of the walls and ceiling was designed and executed by Charles Hummel, of Baltimore, and when Electrician Boyd Dexter turned the current on the 300 electric lights Saturday evening the effect was magic and the view was most beautiful.

The actual construction work was accomplished by the Annapolis firm of Wells & Ward. The Colonial Theatre operated until early 1917 when it was destroyed in a devastating fire. The *Evening Advertiser* stated that "the section of the old building (City Hotel) which contains the lodge rooms of the Masonic Order of Annapolis and also the office of the Workingmen's Building and Loan Association also was damaged to the extent of several hundred dollars. In the aftermath of the fire, the theater building, including the remaining portions of the Woodward-Dulany house, was cleared from the lot. The lodge members reworked the second and third floors of their eighteenth century structure with the removal of the third floor and the construction of a auditorium type meeting room that included a second level balcony.

RESOURCE NAME: George Mann's Tavern

MHT INVENTORY NUMBER: AA-437

1. Historic Period Theme(s):	Architecture Commerce
2. Geographic Orientation:	Western Shore
3. Chronological/Development Period(s):	Rural Agrarian Intensification 1680-1815
4. Resource Type(s):	Tavern (historic use) Lodge (current use)

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. AA-437

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic George Mann's Tavern, City Tavern, City Hotel

and/or common Masonic Temple

2. Location

street & number 162 Conduit Street ☐ not for publication

city, town Annapolis ☐ vicinity of congressional district First

state Maryland county Anne Arundel

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input checked="" type="checkbox"/> other: lodge

4. Owner of Property (give names and mailing addresses of all owners)

name Trustees of Lodge #89, Associated Free Masons

street & number 162 Conduit Street telephone no.:

city, town Annapolis state and zip code MD 21401

5. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Clerk of Court liber GW 18

street & number Anne Arundel County Courthouse folio 212

city, town Annapolis state MD 21401

6. Representation in Existing Historical Surveys

title Maryland Inventory of Historic Properties

date 1967 and 1983 ☐ federal ☒ state ☐ county ☐ local

pository for survey records Maryland Historical Trust

city, town Crownsville state MD 21032

7. Description

Survey No. AA-437

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Historically known as George Mann's tavern, or the City Tavern, or the City Hotel, as well as a number of other names, the three-story, five-bay, double-pile brick house currently serving as the Masonic Temple is located at 162 Conduit Street in the center of the City of Annapolis, Anne Arundel County, Maryland. The center hall, double-pile plan building faces northwest while the gable roof oriented on a northeast/southwest axis.

Construction of this impressive brick structure took place around 1787-88. The three-story, five-bay Flemish and English bond brick house is supported by a raised foundation with a fully excavated cellar. The foundation wall is laid in English bond with a double curved molded ledge watertable. The top course of molded brick follows a deep cove profile and the bottom course is a bold ovolo. The front wall of the house is a carefully laid Flemish bond facade with a strictly balanced five-bay fenestration. The second and third floors are defined by all header bond beltcourses. The top of the front wall is finished by a heavy boxed cornice trimmed with a bold dentiled bed molding. The steeply pitched gable roof is sheathed with asphalt shingles. Attached to the back of the eighteenth century house is an early twentieth century, flat-roofed brick addition.

The main (west) elevation is a strictly symmetrical five-bay facade with a center entrance and flanking nine-over-nine sash windows. The six-panel front door is set within an arched opening accented with a pediment and fluted pilasters. The door reveals are finished with raised panels and a round arched transom features a web pattern muntin design. A Masonic sign hangs above the entrance. Piercing the wall to each side of the entrance are two nine-over-nine window openings topped by finely made gauged and rubbed brick jack arches. Centered under each window is a foundation opening fitted with diamond cross-section grills. The second floor is defined by a series of five evenly spaced nine-over-six sash windows with each opening topped by a finely made gauged and rubbed brick jack arch. Five smaller window openings with gauged and rubbed brick jack arches mark the third floor, although the windows themselves have been removed.

The north gable end is a three-story wall of English bond with twelve window openings bricked up. The third floor jack arches remain in place, while the first and second floor arched have been removed. The all header bond beltcourses stretch across the wall at the second and third floor levels. Piercing the gable end is a louvered vent. The very wide and thin brick chimney stack that appears in historic photographs has been removed. The edge of the roof is finished with a plain bargeboard. The south gable end is partially covered by the two-story rowhouse block erected during the second quarter of the nineteenth century. A number of the window openings on the south side have not been completely obscured like the north side. Although they have been bricked up, the finely rubbed brick jack arches were left in place. The brickwork that fills the window cavity is recessed one brick width from the exterior wall surface. A louvered vent with a segmental arched header pierces the gable end. The chimney stack has been removed from this gable end as well.

(Continued)

8. Significance

Survey No. AA-437

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Housing the offices and meeting rooms of Lodge No. 89 of the Associated Free Masons since the turn of the twentieth century, this three-story, five-bay Flemish bond brick structure was originally built as an ambitious addition to the City Tavern complex operated by George Mann following the American Revolution. Dated to 1787-88, the center hall/double-pile brick tavern rises three full stories and features finely executed rubbed and gauged brick jack arches and all header bond brick beltcourses at the second and third floor levels. The strictly symmetrical main elevation has a pedimented center entrance with fluted pilasters flanking a round arched door opening. Fixed within the top of the door opening is an arched transom with a web pattern muntin design. The massive rectangular brick building has been reworked over the years with the north and south walls extensively altered. The chimney stacks have been leveled with the roofline, and dozens of former window openings have been bricked up. An early twentieth century addition covers the back of the building and obscures the former exposed stair tower. The first floor interior has survived with a large portion of its late eighteenth century woodwork finishes including bold ogee backband surrounds, raised six-panel doors, built-in window shutters, bold baseboard and cornice moldings as well as neoclassical Federal mantels. The staircase follows in the Federal style also and it features a cylindrical newel post, rectangular balusters, and a slender molded handrail common to the late eighteenth century. Trimming the perimeter of the first floor rooms is an original chair rail embellished with a triglyph motif. Despite the exterior alterations, the large brick block is a highly significant architectural survival from the late eighteenth century, and it figured prominently in the history of Annapolis as part of George Mann's City Tavern.

George Mann's tavern was a particularly popular and well patronized hostelry during the late eighteenth century. His brisk business evidently justified the addition of this impressive structure to the old Woodward-Dulany house that faced Church (Main) Street, which is where he established his tavern business after buying the confiscated property of loyalist Lloyd Dulany in 1783.(1) Located on Lot 45, the property was part of the large city estate developed under the ownership of the Woodward family during

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Survey No. AA-437

PS-2746

7.1 DESCRIPTION

George Mann's Tavern, AA-437

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Anne Arundel County, Maryland

The east (rear) elevation is largely covered by a sizable single-story, five-course common bond brick addition erected around 1920. A single-bay width of the addition rises to a two-story height directly against the main block to each side of the two-story stair tower. Each section is covered by flat roof finished with a parapet wall capped by a terra cotta coping. Short buttresses rise atop the two-story section on each side of the exterior stair tower. The rear wall of the stair enclosure is stuccoed and is pierced by a pair of six-over-six sash windows. The third floor of the main block is pierced by a series of five evenly spaced window openings and the base to the roof is finished with a boxed cornice.

The interior follows a center hall/double-pile plan with the stair located in a formerly separate stair tower built against the east (rear) wall. The front door opens into small vestibule enclosed by an inner wall with double glazed doors. The door openings are framed by bold three-part molded surrounds. A robust ogee backband is combined with slight ogee middle molding and a beaded edge. The hall is also fitted with a complex baseboard, an original chair rail molding, and a heavy, plastered cornice. The chair rail features a wide fluted triglyph type molding applied in a repeating series. Fixed in the east end stair tower, now enclosed, is the original late eighteenth century staircase, which features a cylindrical turned newel post and rectangular balusters support a molded walnut handrail that ramps as it nears the landing posts. The staircase below the stringer is finished with four vertical panels. The stair enclosure is fitted with baseboard and chair rail moldings, but the chair rail lacks the triglyph middle decoration.

On the south side of the center passage are two rooms, a front office and a large "museum" room. The front office is the result of a twentieth century subdivision of a room that extended the full depth of the building. The office retains its period moldings including a complex baseboard and cornice, as well as a heavy chair rail featuring the carved triglyph decoration. The window openings have splayed and paneled reveals, however the built-in shutters have been removed. Framing the fireplace is a late eighteenth century Federal mantel with flat panel pilasters that rise to a three-part divided frieze and a bold molded mantel shelf featuring a dentiled bed molding.

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7.2 DESCRIPTION

George Mann's Tavern, AA-437

(City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Anne Arundel County, Maryland

The "museum" room is a long space with a Federal mantel framing the single fireplace. The large room is fitted with a complex baseboard, triglyph decorated chair rail, and a plaster cornice. The back wall is pierced by a large double door opening that provides access to the kitchen housed in the 1920s addition.

The north side of the hall

8.1 SIGNIFICANCE

George Mann's Tavern, AA-437

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

Annapolis, Anne Arundel County, Maryland

the second quarter of the eighteenth century. Lots 45 and 46 were developed as a single unit by the Dorsey and Woodward families. Henry Woodward (1733-1761) inherited the property through his mother, Achsah's estate.(2) At mid century, as Henry Woodward reached maturity, he held much promise as a young gentleman in Annapolis society. The *Maryland Gazette* announced his marriage to Mary Young, the daughter of the late Richard Young and the granddaughter of the late Hon. Samuel Young, who has a "pretty fortune."(3) In order to make his city lots comfortable as well as profitable, Henry Woodward financed the construction of a number of buildings as well as leasing small portions to others. In 1759, Henry Woodward leased a part of Lot 45 to silversmith James Chalmers and during the following year he executed a 99-year leasehold to merchant Robert Couden.(4) Both of these leased lots faced Church (Main) Street. On the south side of the property, Henry Woodward financed the construction of a two-story brick tenement that he rented out as well.

Henry Woodward died suddenly in September 1761 at the age of 28.(5) He left his wife Mary a widow with four young children. Two months following his death, Mary Woodward offered the Annapolis property for sale and advertised in the *Maryland Gazette*

The Dwelling House now in the Occupation of Mr. William Woodward in Annapolis, and all the Ground adjoining thereto, which belonged to the late Mr. Woodward, with the Improvements (except what is leased to Mr. Couden and Mr. Chalmers). There is nearly two Acres of Ground lying on three Streets, in the most public Part of the City, has on it a very large genteel and convenient Brick Dwelling-House, a good Brick Kitchen and near Out-Room adjoining to it; convenient Out-Houses, and genteel Garden, besides a separate Tenement, that may be rented out for 10 to 12 l. Sterling, and a Year's Rent payable on Renewments....(6)

The city property was sold within two weeks to Henrietta Maria Dulany for L810 Sterling.(7) Henrietta Maria Dulany held title to the Woodward house for five years before her death in 1766. In her will she stipulated that the heir who received Lots 45 and 46 would be responsible for compensating the estate for the amount she had spent acquiring and improving them.(8) Henrietta Maria Dulany's son, Lloyd Dulany, occupied the Woodward house during the years leading up to the Revolution. As a staunch loyalist, however, Lloyd Dulany left Maryland with Governor Eden and returned to England. He was later killed in a duel with the former St. Anne's minister, Reverend Bennett Allen.(9)

(Continued)

8.2 SIGNIFICANCE

George Mann's Tavern, AA-437

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

Annapolis, Anne Arundel County, Maryland

Lloyd Dulany's Maryland properties in Annapolis as well as on the Eastern Shore were confiscated and sold in 1783. The old Woodward estate, with its fine house, gardens, and outbuildings, was sold to George Mann for L2745.(10)

Soon afterwards, George Mann (c. 1752-1795) converted the Woodward house and outbuildings into a tavern establishment on the highest order known in the city. It soon became the best accommodations in Annapolis and was the location of many important meetings. On December 25, 1783 the *Maryland Gazette* published the details of an auspicious event held in the capital.

On Friday evening last his Excellency General WASHINGTON, with his suite, arrived here on his way to Mount Vernon, His Excellency was met, a few miles from this city, by the honourable generals Gates and Smallwood, and several of the principal inhabitants, who attended him to Mr. Mann's, where apartments had been prepared for his reception.

On Monday Congress gave his Excellency a public dinner at the Ball-room, where upwards of two hundred persons of distinction were present; every thing provided by Mr. Mann in the most elegant and profuse stile. (11)

Apparently, the old Woodward house and its support buildings were not large enough to accommodate George Mann's thriving business as well as his large family. Around 1787-88, he entered into an ambitious building program with the construction of the extant three-story, five-bay, Flemish bond brick tavern house on Conduit Street. No where in Annapolis could anyone find more spacious, well-appointed rooms. As a result, George Mann's tavern, known also as the City Tavern, became the best patronized establishment in the capital, especially during legislative sessions. A short notice in the September 4, 1788 issue of the *Maryland Gazette* announced the availability of a few lots on Conduit Street, "opposite the new and elegant building of Mr. George Mann."(12) A little over a year later, John Laugien announced in the same paper, he

Purposes to exhibit in front of Mr. Mann's new building, in this city, on Monday next, a small but elegant display of FIRE-WORKS consisting of an engagement between two men of war of fourteen guns, an American and an English, each twelve feet high..(13)

(Continued)

8.3 SIGNIFICANCE

George Mann's Tavern, AA-437
(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)
Annapolis, Anne Arundel County, Maryland

George Mann operated his fine tavern until his death in 1795. A few months before he died, he leased the establishment to James Wharfe for five years in exchange for L300.(14) George Mann's wife, Mary Buckland Mann resided in the Conduit Street house for which she was taxed in 1798,(15) while Wharfe leased the old Woodward house on Church Street for his tavern operation. In 1798 James Wharfe was listed in the tax assessment as the occupant of

One Brick Dwelling House 80 by 32 with a Brick Wing adjoining 20 by 16
Two Story, Brick Kitchen 56 by 20 Single Story, Brick Stable 76 by 38 (16)

By 1810, Mary Mann had died, and the City Tavern property was involved in a lengthy Chancery case. (17) Two years later, George and Mary Mann's daughters, Anne and Sally, advertised their holdings in the *Maryland Gazette*. The advertisement read,

For Sale

Tavern in Occupation of William Brewer called "City Tavern" rents now for \$1,000 per annum

Consists of two separate houses:

A) New House: Twelve large rooms, with fire places, each large enough for four beds, a dressing table to each bed and and a half dozen chairs, etc. Also two rooms without fireplaces.

B) The Old House contains three large dining rooms on the first floor, a sitting room, eight lodging rooms on the second floor, excellent garret--rooms for servants, there is an excellent kitchen and wash house, stable sufficient for fifty horses, and a Billiard room on the premises, also a fine Garden, also attached to the house is a large and very good Ice House....this property was conveyed to Mary Mann and John Callahan (18)

(Continued)

8.4 SIGNIFICANCE

George Mann's Tavern, AA-437

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

Annapolis, Anne Arundel County, Maryland

The property was not sold until May 1816, when trustee Thomas Hamilton Bowie transferred ownership to Charles Carroll of Carrollton and a coalition of eighteen other parties. The ownership was divided among eighteenth parties with a total of forty shares with each member owning from one to five shares.(19) The consortium ownership lasted until the late 1820s when shareholders divested their interests to William Brewer, who had been associated with the tavern on and off since 1810. Evidently, between 1800 and 1830, the tavern establishment was leased by a host of various proprietors who tried their hands at operating the business. In 1831, William Brewer sold the complex to James Williamson for \$16,000.(20) Under James Williamson's supervision, the City Tavern was known variously as Williamson's Hotel or the Union Tavern & City Hotel.(21) James Williamson entered into a partnership "to carry on the business of Tavern keeping in all its branches" with Thomas Swann, which began on June 15, 1830.(22)

James Williamson, however, died in October 1832, and the property entered chancery court once again in a case of John F. Mitchell and wife vs. Richard Swann and others.(23) In the wake of the chancery case, trustee Nicholas Brewer sold the City Tavern property in July 1833 to Richard Swann and James H. Iglehart for \$21,600. The transaction was secured by bonds issued by John Iglehart of Anne Arundel County and William Gwynn of the City of Baltimore. Between 1833 and 1845 the property operated under the identity of the Swann & Iglehart Hotel. The sprawling hotel complex was made even larger with the lease from Dennis Claude, Jr. of additional brick buildings on the north side of Church Street. Despite successive cash payments against the bond debt, Swann and Iglehart failed to satisfy their obligations. It was stated in the court testimony that James H. Iglehart had also applied for the benefit of the Acts passed for relief of insolvent debtors. (24) As a result, the City Hotel property was exposed to sale once again and transferred to John Walton of St. Mary's County in 1848. (25)

Under John Walton's proprietorship the City Hotel evidently thrived once more, and it was enlarged during the mid 1850s with the construction of a rowhouse annex along Conduit Street. A short article in *The Sun* on October 27, 1857, announced

The citizens of Annapolis are making preparations for the accommodation of the approaching Legislature. It will be of interest to the usual winter visitors at

(Continued)

8.5 SIGNIFICANCE

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

Annapolis, Anne Arundel County, Maryland

Annapolis to learn that Messers. Walton, of the City Hotel, are completing some improvements, containing additional rooms. They have also erected gas works, and will have burners in every room in their extensive and attractive house. Col. Walton has fitted up an elegant & extensive restaurant on St. Francis (sic) street, nearly opposite the City Hotel, which will, now doubt, become a favorite resort during the winter. (26)

Evidently, the City Hotel was closed during the late 1860s, and it was advertised for sale in the *Maryland Republican and State Capital Advertiser* on June 11, 1870, as the result of a circuit court order passed in a cause of Walton vs. Morse and others.(27) The notice in the newspaper stated

This property fronts about seventy-nine feet upon Church street, about three hundred and eleven feet on Conduit street, and about one hundred and fifty-five feet on Duke of Gloucester street, and the yard and gardens belonging to it embrace about two acres.

The Hotel contains about sixty-three rooms, including parlors, some of them very spacious and all of them of convenient size. The buildings are of brick of the most substantial character and possess every appurtenance of a first-class establishment--The stabling is extensive, and an Ice House, Fountain, & c., are on the premises.(28)

Despite the equity case, the Walton family satisfied any financial obligations and reorganized as Edward Walton & Bros. They made successive repairs and modernizations over the course of the summer and fall months of 1870, and on September 18, 1870 it was announced in *The Sun*, "The Old City Hotel, which has been closed so long, is now again in thorough repair, & was reopened today under new management of its former conductors, E. Walton & Bros.(29) The new proprietors continued to make changes and in October 1870 the *Maryland Republican* announced to the public

More Improvements. The proprietors of the City Hotel (the Walton brothers) have just added another handsome and becoming improvement to this old popular house, by way of an extended portico along the front of the hotel. This improvement adds greatly to the attractiveness of the hotel and gives it the appearance of a Swiss villa. For comfort and accommodation of guests, it is second to none in Western Maryland.(30)

(Continued)

8.6 SIGNIFICANCE

George Mann's Tavern, AA-437

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

Annapolis, Anne Arundel County, Maryland

While it appears the Walton brothers made many efforts to infuse into the old hotel a new sense of modernity and style, the death of their father in October 1871 forced another reorganization. Edward Walton and his wife Joanna Walton along with his brother Henry Roland and his wife Julia, sold their interests in the hotel property to J. Randolph Walton on November 27, 1872.(31) The hotel and its premises did not remain in Walton family hands much longer for J. Randolph Walton for forced to place the property in the hands of trustees less than three years later.(32) Advertised once again in the Annapolis newspaper, the City Hotel was sold in July 1876 to William H. Gorman and Luther F. Colton for \$14,500.(33) The property is designated on G. M. Hopkins Annapolis map under the label, Wm H. Gorman & Co.(34) The City Hotel operated under the ownership of Gorman and Colton for several years until Luther F. Colton's death in 1884.(35) The Sanborn Insurance map drawn the next year indicated the outline of the City Hotel and labeled it "closed."(36)

By the late years of the nineteenth century, the old City Hotel had been converted into tenements, as indicated on the 1897 Sanborn map. (37) At the turn of the twentieth century William F. Gorman and Lydia F. Colton, Luther's mother who inherited his interests, divided the City Hotel property and sold the three-story brick house erected by George Mann to the Trustees for Lodge 89 of the Associated Free Masons, who turned the building into a Masonic temple.(38) The old Woodward-Dulany house underwent a more dramatic change with its conversion into the Colonial Theatre in 1902-03. An article appearing in the *Evening Capital* on May 18, 1903 announces the building's grand opening and states that the Norfolk, Virginia architectural firm of Neff & Thompson redesigned the eighteenth century house into a theatre that contained seating for 800-900 patrons. The article went on to relate

The new theatre has been built as an annex to the old City Hotel, where General Washington spent many nights. Indeed, the foyer has the same panels which the Father of the Country admired, and the same stairs leading to the balcony that were there in colonial times. But that is all that is colonial, the theatre in its plans and furnishings is strictly up-to-date in every particular. (39)

Architects Neff and Thompson redesigned the old Woodward-Dulany house with a high gambrel roof while maintaining the front elevation of the eighteenth century house. As stated in the newspaper, some of the more elaborate eighteenth century interior elements

(Continued)

8.7 SIGNIFICANCE

George Mann's Tavern, AA-437

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

Annapolis, Anne Arundel County, Maryland

were retained, although radical changes were made to the rest of the building for its conversion. The entire southeast end of the eighteenth century house was modified as the principal seating area with the stage located in an entirely new section.(40) The *Evening Capital* article described the interior accommodations:

There are six boxes on the ground floor, 190 chairs in the orchestra and 210 chairs in the orchestral circle, all antique mahogany, veneered. In the balcony are 232 chairs of the same material. The gallery will comfortably seat 500 persons, and is located above and back of the first balcony. The theater has a proscenium opening, thirty feet wide and twenty feet high, back of which is a large stage, equipped with beautiful scenery from Lee Lash's studio, New York.

There are twelve dressing rooms. The curtain was painted by W. H. Labb, of Philadelphia, and is a work of art. The scene was taken from Holland, and includes a rustic stone bridge and sparkling streams. The fresco work of the walls and ceiling was designed and executed by Charles Hummel, of Baltimore, and when Electrician Boyd Dexter turned the current on the 300 electric lights Saturday evening the effect was magic and the view was most beautiful.

The actual construction work was accomplished by the Annapolis firm of Wells & Ward.(41) The Colonial Theatre operated until early 1919 when it was destroyed in a devastating fire. The *Evening Advertiser* stated that "the section of the old building (City Hotel) which contains the lodge rooms of the Masonic Order of Annapolis and also the office of the Workingmen's Building and Loan Association also was damaged to the extent of several hundred dollars. (42) In the aftermath of the fire, the theater building, including the remaining portions of the Woodward-Dulany house, was cleared from the lot. The lodge members reworked the second and third floors of their eighteenth century structure with the removal of the third floor and the construction of a auditorium type meeting room that included a second level balcony.

8.7 SIGNIFICANCE

George Mann's Tavern, AA-437

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

Annapolis, Anne Arundel County, Maryland

Footnotes

- 1 Much has been written in the past on the Lloyd Dulany house, which until recent research by Shirley Baltz, was thought to be 162 Conduit Street. A land record included in her research notes at the Maryland State Archives leaves no question as to the location of the Woodward and later Dulany house. On May 23, 1800 General John Hoskins Stone of Baltimore sold to Joseph Evans, merchant, of the City of Annapolis the property described as "Beginning....at a Locust post now planted at the north east corner of the old Brick dwelling house of said Robert Couden and on the south edge and side of said Church Street and at the end of the last line of the aforesaid....parcel [Robert Couden's] then running with the given line thereof south 12 degrees 30 minutes west 87 feet 4 inches to the point of the north east corner of the old dwelling house formerly occupied by George Mann, deceased as a tavern since by James Wharfe and now by William Caton, the same being the house wherein a certain William Woodward dwelt.."
- 2 Anne Arundel County Land Record, RD 2/437, 1/26/1736.
- 3 Green, Karen Mauer. *The Maryland Gazette, 1727-1761: Genealogical and Historical Abstracts* (Frontier Press: Galveston, 1989), p. 150.
- 4 Anne Arundel Land Record, BB 2/275, 8/21/1759 and Anne Arundel County Land Record, BB 2/361-3, 7/4/1760, Maryland State Archives.
- 5 Green, p. 274.
- 6 *Maryland Gazette*, November 26, 1761.
- 7 Anne Arundel County Land Record, BT 4/393, 12/9/1761, Maryland State Archives.
- 8 Anne Arundel County Will Book, 34/8-16, 6/7/1766, Maryland State Archives.
- 9 Papenfuse, Edward and Jane McWilliams, Final Report, Appendix F, "*Lot Histories & Maps*," National Endowment for the Humanities Grant, AH 69-0-178, p. 184.

Footnotes continued

- 10 Sale Book of Confiscated British Property, 1781-1785, p. 186.
- 11 *Maryland Gazette*, December 25, 1783.
- 12 *Maryland Gazette*, September 4, 1788.
- 13 *Maryland Gazette*, November 5, 1789.
- 14 Anne Arundel County Land Record, NH 7/534, 4/9/1795.
- 15 Federal Direct Tax Assessment, 1798, Annapolis, Mary Mann, Maryland State Archives.
- 16 Federal Direct Tax Assessment, 1798, Annapolis, Mary Mann, Maryland State Archives.
- 17 Papenfuse and McWilliams, Anne Arundel Chancery Papers, #3520, 81/572.
- 18 *Maryland Gazette*, June 23, 1812.
- 19 Anne Arundel County Land Record, WSG 4/261, 5/15/1816.
- 20 Anne Arundel County Land Record, WSG 16/433, 6/11/1831.
- 21 *Maryland Gazette*, May 15, 1817.
- 22 Williamson and Swann partnership papers, dated June 15, 1830, filed in Shirley Baltz's research file on the City Tavern, Maryland State Archives.
- 23 Chancery Court papers, John F. Mitchell vs. Richard Swann, filed December 3, 1844, included in Shirley Baltz's research file on the City Tavern, Maryland State Archives.
- 24 Chancery Court papers, James Iglehart & John S. Selby vs. Richard Swann and others, June 25, 1845, included in Shirley Baltz's research file on the City Tavern, Maryland State Archives.

Footnotes continued

- 25 Anne Arundel County Land Record, JHN 3/374, 7/22/1848.
- 26 *The Sun*, October 27, 1857, included in Shirley Baltz's file on the City Tavern, Maryland State Archives.
- 27 *Maryland Republican and State Capital Advertiser*, June 11, 1870, included in Shirley Baltz's file on the City Tavern, Maryland State Archives.
- 28 *Ibid.*
- 29 *The Sun*, September 18, 1870, included in Shirley Baltz's file on the City Tavern, Maryland State Archives.
- 30 *Maryland Republican*, October 15, 1870, included in Shirley's Baltz's file on the City Tavern, Maryland State Archives.
- 31 Anne Arundel County Land Record, SH 7/212, 11/27/1872, Anne Arundel County Courthouse.
- 32 Anne Arundel County Land Record, SH 9/258, 4/14/1875, Anne Arundel County Courthouse.
- 33 Anne Arundel County Land Record, SH 10/513, 7/14/1876, Anne Arundel County Courthouse.
- 34 G. M. Hopkins, *Atlas of Anne Arundel County*, Annapolis, 1878, Maryland State Archives.
- 35 Anne Arundel County Will, Last will and testament of Luther T. Colton, 8/26/1884, Maryland State Archives.
- 36 Sanborn Insurance Map, Annapolis, 1885, Maryland State Archives.
- 37 Sanborn Insurance Map, Annapolis, 1897, Maryland State Archives.
- 38 Anne Arundel County Land Record, GW 18/212, 8/13/1900, Anne Arundel County Courthouse.

Footnotes (continued)

39 *Evening Capital*, May 18, 1903, Maryland State Archives.

40 Sanborn Insurance Map, 1903, Maryland State Archives.

41 *Evening Capital*, May 18, 1903, Maryland State Archives.

42 *Evening Advertiser*, January 17, 1919, Maryland State Archives.

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George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Maryland

Chain of title

Map 4-6, Parcel 764

GW 18/212

William F. Gorman

Lydia F. Colton

to

8/13/1900

Eugene J. Griffin

L. Dorsey Gassaway, et al. Trustees for Lodge No. 89

Associated Free Masons

\$2,500 According to a survey made by E. Lacy Chinn,
Esquire, 10/7/1903

SH 10/513

Alexander Randall

Frank H. Stockett, Trustees

to

7/14/1876

William H. Gorman

Luther F. Colton

No. 484 Equity "On the matter of the Trust Estate of
J. Randolph Walton, SH 10/108, the interest of said
Luther F. Colton having been devised to his mother,
the said Lydia T. Colton by last will and testament of
the said Luther, dated 26 August 1884, JWB 1/3

\$14,500.00

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George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Maryland

Chain of title research continued

Advertised in the *Maryland Republican and State Capital*, September 18, 1875 (M 3001)

Annapolis

City Hotel & C.

For Sale

This property consists of houses, furniture and other personal property used as a hotel for many years, containing sixty well-furnished chambers, parlors, and dining rooms, with all suitable appurtenances will be sold, on Tuesday, the 21st September next

SH 9/258

John Randolph Walton
Margaret Walton

to

4/14/1875

Alexander Randall
Frank H. Stockett
Forced sale of the City Hotel property

AA-437
George Mann's Tavern
(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)
162 Conduit Street
Annapolis, Maryland
Chain of title continued

SH 7/212 Henry Roland Walton and Julia B. Walton
Edward Walton and Joanna Walton

to

11/27/1872 J. Randolph Walton
Whereas John Walton was siezed and possessed
of valuable real estate, died intestate 10/18/1871,
leaving heirs, Henry, John Randolph, and Edward
Walton

SH 7/225 Alexander B. Hagner
James Revell

to

11/23/1872 J. Randolph Walton

JHN 3/374 Thomas S. Alexander, Esquire, Trustee

to

7/22/1848 John Walton

Property sold as a result of an equity case in which
John F. Mitchell and wife were complainants and
Richard Swann and others were defendants

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Page 4

George Mann's Tavern
(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)
162 Conduit Street
Annapolis, Maryland
Chain of title continued

WSG 16/433

William Brewer

to

6/11/1831

James Williamson

\$16,000 "all that tenement or parcel of land or Tavern
stand in the City of Annapolis aforesaid and
there known formerly as the City Tavern or
City Hotel by that of Williamson's Hotel with
the lots or lots thereto adjoining and pertaining

WSG 16/39

Aloysius Coomes

to

4/28/1831

William Brewer of Anne Arundel County

\$500

WSG 13/318

Charles Carroll of Carrollton

to

4/28/1828

William Brewer of Anne Arundel County

\$500 all that three undivided fortieth parts of the
property which is in Annapolis and commonly
known by the name of the City Tavern

AA-437

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George Mann's Tavern
(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)
162 Conduit Street
Annapolis, Maryland
Chain of title continued

WSG 4/261 Thomas Hamilton Bowie, Trustee of the Estate of George Mann

to

5/15/1816 Charles Carroll of Carrollton and others (Lewis Neth, Sr., Richard Moale Chase, Thomas Harris, Henry Maynadier, Jeremiah Townley Chase, Henry Hall Harwood, Benjamin Harwood, Burton Whetcroft, Francis T. Clements, John Shaw, James Shaw, George Shaw, John Ridgely, Horatio G. Monroe, Samuel Farnades, Alexander G. Magruder, Samuel Ridout, James Williams and William Alexander)

Whereas by Decree of the Court of Chancery, 9/14/1811, the above named Thomas Hamilton Bowie was appointed a trustee for the purpose of selling according to the last will and testament of George Mann, late of the City of Annapolis, deceased, all that property belonging to the estate of said George Mann deceased situated in the City of Annapolis aforesaid which is generally known by the name of the City Tavern and the lots and land adjoining the same which was conveyed to the executors of the said George Mann on the first day of July 1795 by the then Chancellor acting on behalf of the State of Maryland and therein described as "the confiscated property of Lloyd Dulany consisting of the house in which the said Lloyd Dulany formerly lived, together with outhouses and lotts adjoining lying in the City of Annapolis that is to say the said Thomas H. Bowie as trustee aforesaid divided the said property into forty shares or undivided forty parts and sold and disposed of the same at two hundred dollars per share or part to the following persons to hold the same to them and their heirs---respectively as tenants in common and not as joint tenants, that

- Charles Carroll of Carrollton, three shares
- Lewis Neth, Senior, two shares
- Richard Moale Chase, two shares

Bowie to Carroll deed (continued)

- Thomas Harris, two shares
- Henry Maynadier, two shares
- Jeremiah Townley, three shares
- Henry Hall Harwood, two shares
- Benjamin Harwood, two shares
- Burton Whetcroft, two shares
- Frances T. Clements, two shares
- John Shaw, one share
- James Shaw, one share
- George Shaw, one share
- John Ridgely, one share
- Horatio G. Munroe & Samuel Farnades, two shares
- Alexander G. Magruder, three shares
- Samuel Ridout, five shares
- James Williams, three shares
- John Childs transferred to William Alexander, one share

All those lots parts of lots or parcels of ground formerly belonging to the said George Mann deceased and the buildings and improvements thereon erected being called and known by the name of the City Tavern situate in the City of Annapolis aforesaid and being parts of and known and distinguished on a plot of the said city as lots No. 45 & 46

AA-437

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Maryland

Chain of title continued

Papenfuse, Edward and Jane McWilliams, Final Report, Appendix F, *"Lot Histories & Maps,"* National Endowment of the Humanities Grant, AH 69-0-178

p. 188 Anne Arundel County Chancery Papers #3620

Liber 81/572

Anne and Sally Mann, Thomas Bowie, Trustee

Maryland Gazette, 23 June 1812 (Maryland State Archives)

For Sale

Tavern in Occupation of William Brewer called "City Tavern" rents now for \$1,000 p. a.

Consists of two separate houses

A) New House: Twelve large rooms, with fire places, each large enough for four beds, a dressing table to each bed and half a dozen chairs, etc. Also two rooms without fireplaces

B) The Old House contains three large dining rooms, a bar, bar-room and dressing room on first floor, a sitting room, eight lodging rooms on the second floor, excellent garrett--rooms for servants, there is an excellent kitchen and wash house, stable sufficient for fifty horses, and a Billiard room on the premises, also a fine Garden, also attached to the house is a large and very good Ice House....this property was conveyed to Mary Mann and John Callahan"

AA-437

George Mann's Tavern

Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Maryland

1798 Federal Direct Tax Assessment (Maryland State Archives M860)

City of Annapolis

Owner-Mary Mann

One Brick Dwelling House 56 by 28, Three Story

½ acre

\$ 1000.00

Second Entry-

Owner-Mary Mann

Occupant-James Wharfe

One Brick Dwelling House 80 by 32 with a Brick Wing adjoining 20 by 16 Two Story,
Brick Kitchen 56 by 20 Single Story, Brick Stable 76 by 38

\$1300.00

Third Entry-

Owner-Mary Mann

Occupant-Ebenezer Leach

One Framed Dwelling House 24 by 18 Single Story

½ acre

\$250

Slave Schedule-James Wharfe owned 8 slaves (3 between the ages of 12 and 50)

AA-437

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Maryland

Chain of title research

Baltz, Shirley, Research Transcripts for the George Mann's Tavern, City Hotel

Anne Arundel Land Record

NH 10/316

General John Hoskins Stone, Baltimore

to

5/23/1800

Joseph Evans, City of Annapolis, merchant

Beginning....at a Locust post now planted at the north east corner of the old Brick dwelling house of said Robert Couden and on the south edge and side of the said Church Street and at the end of the last line of the aforesaid...parcel [Robert Couden's] then running with the given line thereof south 12 degrees 30 minutes west 87 feet 4 inches to the point of the north east corner of the old dwelling house formerly occupied by George Mann, deceased as a tavern since by James Wharfe and now by William Caton, the same being the house wherein a certain William Woodward dwelt...

AA-437

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Maryland

Chain of title continued

Anne Arundel County Land Record (Maryland State Archives)

Lease

NH 7/534

George Mann

to

4/9/1795

James Wharfe

L300 for five years

"All that Brick Dwelling house in which the said George Mann lately lived situate in the City of Annapolis with the larder, kitchen, washhouse, smoke house, stables, coach house, granary and four separate apartments in the Necessary house together with all the rooms, garret, cellars, passages....If the seat of government is moved by 1798 the lease is terminated."

AA-437

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Lodge)

162 Conduit Street

Annapolis, Maryland

Chain of title continued

NH 7/597

Honorable Alexander Contee Hanson, Esq.
Chancellor of the State of Maryland

to

7/1/1795

John Callahan

Mary Mann, Executor and Executrix of George Mann, deceased

L 645 formerly the property of Daniel Dulany, son of Daniel
which were confiscated vist. No. 13 and 14 and the said
George Mann became the purchaser of said Lots at and
For the sum of six hundred and forty five pounds;

L 2745 and whereas the said commissioners did afterwards to
wit, on the second day of September Seventeen hundred
and eighty three expose to public sale the confiscated
property of Lloyd Dulany consisting of the house in
which the former Lloyd Dulany formerly lived with
the outhouses and lots adjoining

AA-437

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Maryland

Maryland Gazette, September 4, 1788

Annapolis, September 4, 1788

THE subscriber has a few LOTS, fronting on Conduit-Street, to LEASE, opposite the new and elegant building of Mr. George Mann. The terms may be known on application to Mr. John Johnson, or

James Carroll

AA-437

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Anne Arundel County, Maryland

Chain of title continued

Maryland Gazette, April 4, 1782

The subscriber takes the liberty to inform the public generally, and his old customers particularly, that he has again opened tavern in this city, in the home lately occupied by Mr. George Mann on the dock, and solicits their custom. He also intends to procure proper and convenient vessels for the purpose of ferrying to Kent Island, Rock Hall, & c.

Maryland Gazette, November 5, 1789

John Laugien

Purposes to exhibit in front of Mr. Mann's new building, in this city, on Monday next, a small but elegant display of FIRE-WORKS consisting of an engagement between two men of war of fourteen guns, an American and an English, each twelve feet high...

AA-437

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Lodge)

162 Conduit Street

Annapolis, Maryland

Chain of title continued

Baltz, Shirley V. *The Quays of the City: An Account of the Bustling Eighteenth Century Port of Annapolis*. (Annapolis, MD. Libery Tree, Ltd., 1975)

p. 44 Diary of Samuel Vaughan, Manuscript Division, Library of Congress

Samuel Vaughan was a guest of George Mann's in 1787 and wrote a description of the accommodations:

"an excellent publick house, 4 rooms on a floor and one for company 66 by 21 feet, the second story Lodging Rooms, all wainscoted to the ceiling, might vie with any tavern in England."

On November 21, 1783, the Marylanders who had served as officers during the Revolution gathered at Mann's to form the state Society of the Cincinnati. (Letter of Otho H. Williams' at the Maryland Historical Society, #228)

AA-437

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Lodge)

162 Conduit Street

Annapolis, Maryland

Chain of title continued

1783 Tax Assesment-Annapolis Hundred

Owner-George Mann

Lotts- 2

No. of Acres- 2

Value- L 120

Males and Females Under 8 years- 1

Value- L 10

Males and Females From 8 to 14 years- 1

Value- L 25

Males from 14 to 45 years- none

Value-

Females from 14 to 36 years- 1

Value- L 60

Males above 45 and Females above 36- 1

Value- L 40

[Silver] Plate in Ounces-60

Value- L 25

Horses- 3

Value- L 32

Black Cattle- 1

Value- L 3

Values of Other Property- none

Total Assessment- L 465

Assessment Thereon- L 5.16.3

Number of All White Male Inhabitants of Every Age- 2

Number of All White Females of Every Age- 2

Number of All White Male Inhabitants from 16 to 50 years of age- 2

AA-437

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Lodge)

162 Conduit Street

Annapolis, Maryland

Chain of title continued

Maryland Gazette, December 25, 1783

Annapolis, December 25

On Friday evening last his Excellency General WASHINGTON, with his suite, arrived here on his way to Mount Vernon, His Excellency was met, a few miles from this city, by the honourable generals Gates and Smallwood, and several of the principal inhabitants, who attended him to Mr. Mann's, where apartments had been prepared for his reception. His Excellency's arrival was announced by the discharge of cannon. After receiving the heart felt welcome of all who had the honour of knowing him--his Excellency waited on the President of Congress, with whom he and the members of that body, together with the principal civil and military officers of the State, dined on Saturday. On Sunday morning his Excellency returned the visits of the citizens and others who had waited on him, after which he dined, with a number of other gentlemen, with Mr. Harford.

On Monday Congress gave his Excellency a public dinner at the Ball-room, where upwards of two hundred persons of distinction were present; every thing provided by Mr. Mann in the most elegant and profuse stile. After dinner the following toasts were drank, under the discharge of the artillery.

1. The United States.
2. The Army.
3. His Most Christian Majesty.
4. The United Netherlands.
5. The King of Sweden.
6. Our Commissioners abroad.
7. The Minister of France.
8. The Minister of the United Netherlands.
9. Harmony and a flourishing commerce throughout the union.
10. May virtue and wisdom influence the councils of the United States, and may their conduct merit the blessings of Peace and Independence.
11. The virtuous daughters of America.

Maryland Gazette, December 25, 1783 continued

12. Governor and State of Maryland

13. Long health and happiness to our illustrious general.

At night the Stadt-house was beautifully illuminated, where a Ball was given by the General Assembly, at which a very numerous and brilliant appearance of ladies was present.

AA-437

George Mann's Tavern

(Mann's Tavern, City Tavern, City Hotel, Masonic Temple)

162 Conduit Street

Annapolis, Maryland

Papenfuse, Edward and Jane McWilliams, Final Report, Appendix F, "*Lot Histories & Maps*," National Endowment for the Humanities Grant, AH 69-0-178

Volume I, Parcel 12, Section VI, p. 184

Daniel Dulany married thirdly, Henrietta Maria (Lloyd, Chew), widow of Honorable Samuel Chew and daughter of Philemon Lloyd of Wye House. Lloyd Dulany was born December 10, 1742, and he married Elizabeth Brice, daughter of John and Sarah (Frisby) Brice. Lloyd Dulany died June 21, 1782, in Park Street, Grosvenor Square, London, of a wound received in a duel in Hyde Park with Reverend Bennett Allen, former rector of St. Anne's Church, Annapolis

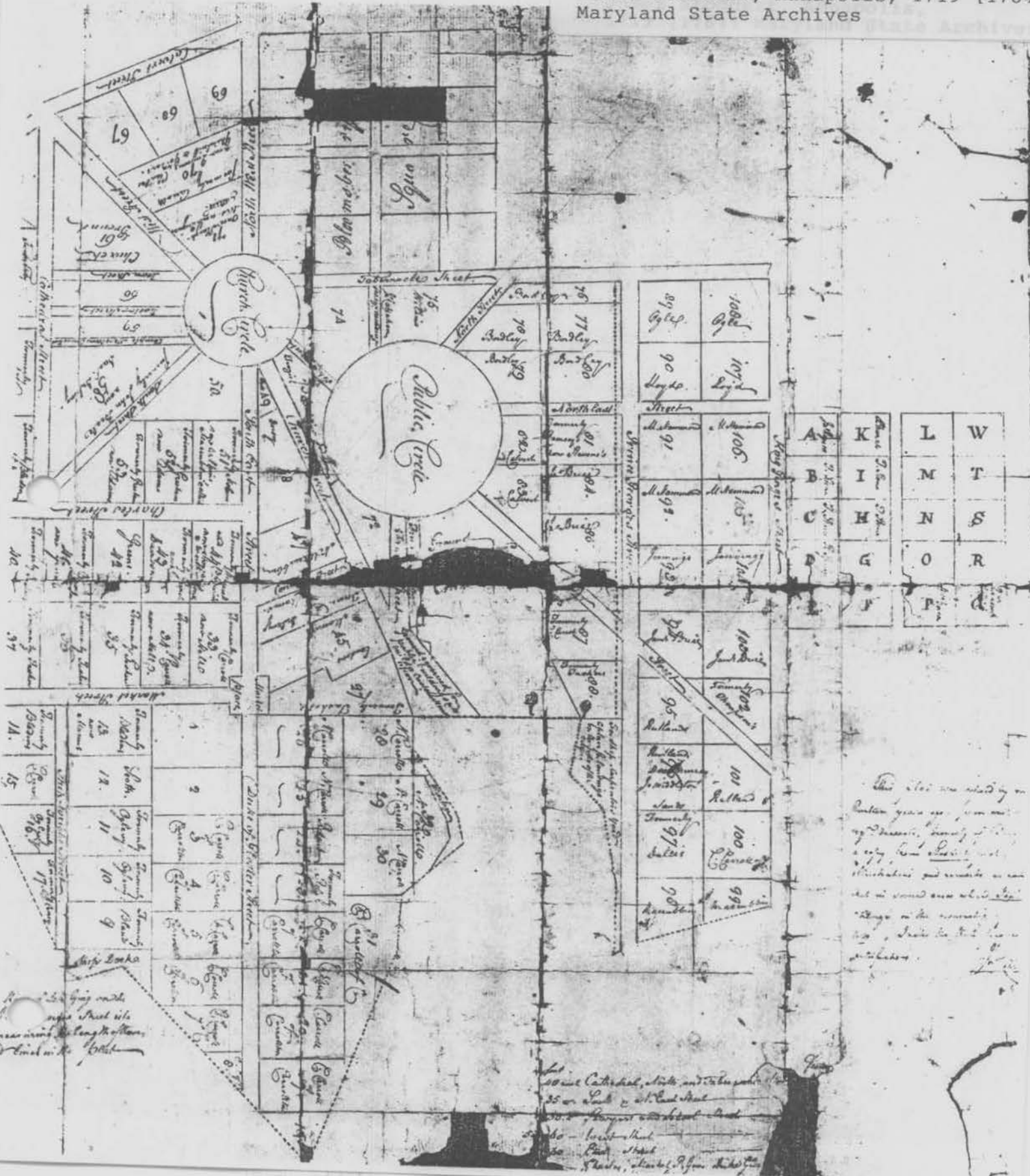
p. 186, Sale Book of Confiscated British Property, 1781-1785

Sale of Houses and lots in the City of Annapolis, confiscated property of Lloyd Dulany on September 2, 1783, for Specie payable in one year.

AA-437

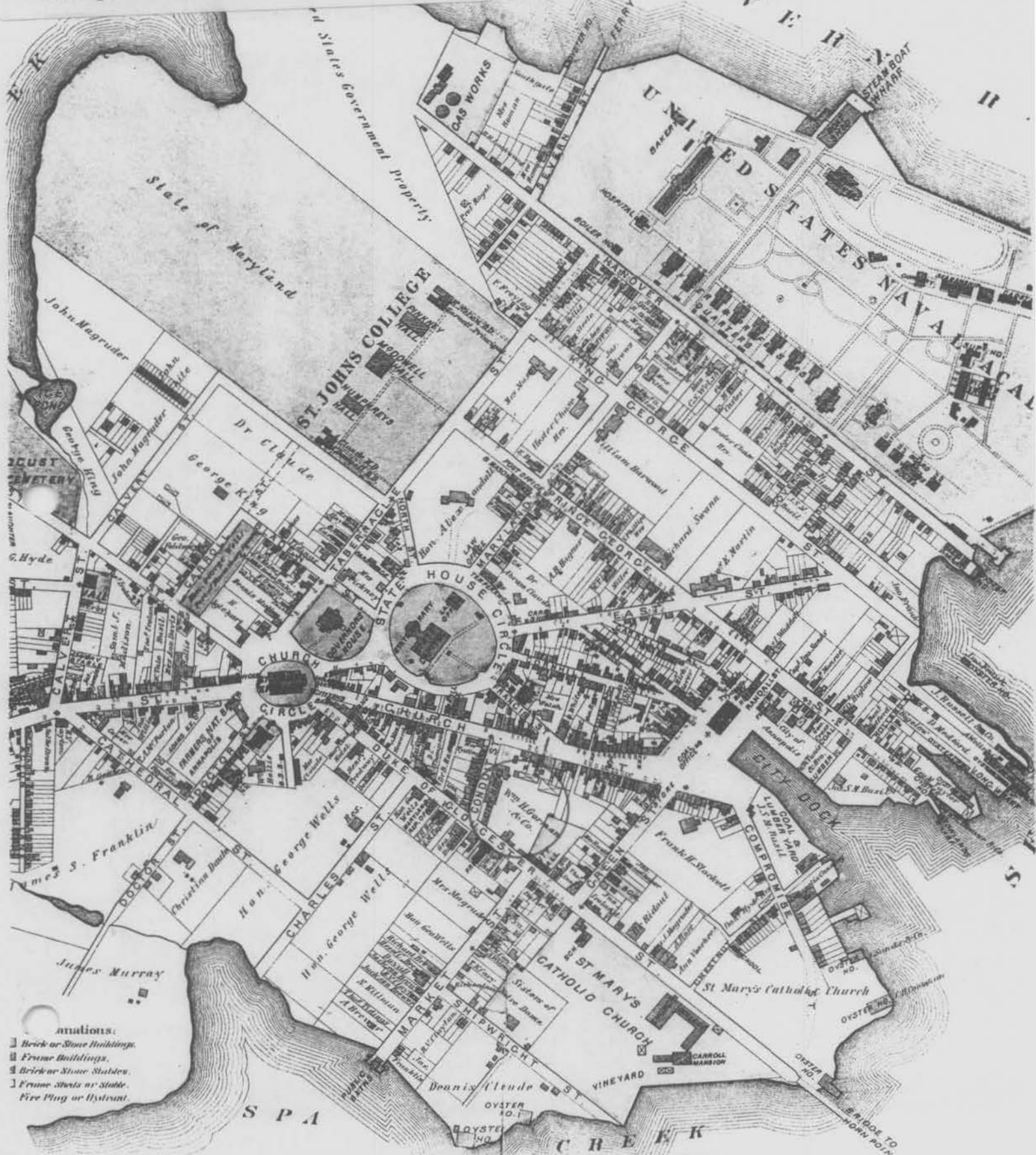
George Mann's Tavern
(City Tavern, City Hotel, Masonic
Temple)

James Stoddert, Annapolis, 1719 [1784]
Maryland State Archives



AA-437
George Mann's Tavern
(City Tavern, City Hotel, Masonic
Temple)

M. Hopkins, Atlas of Anne Arundel
County, 1878, MD State Archives



PAGE OF CHURCH STREET

SHEET

No. 3.

Scale of Feet.
0 50 100
Indicates Feet of the original map.

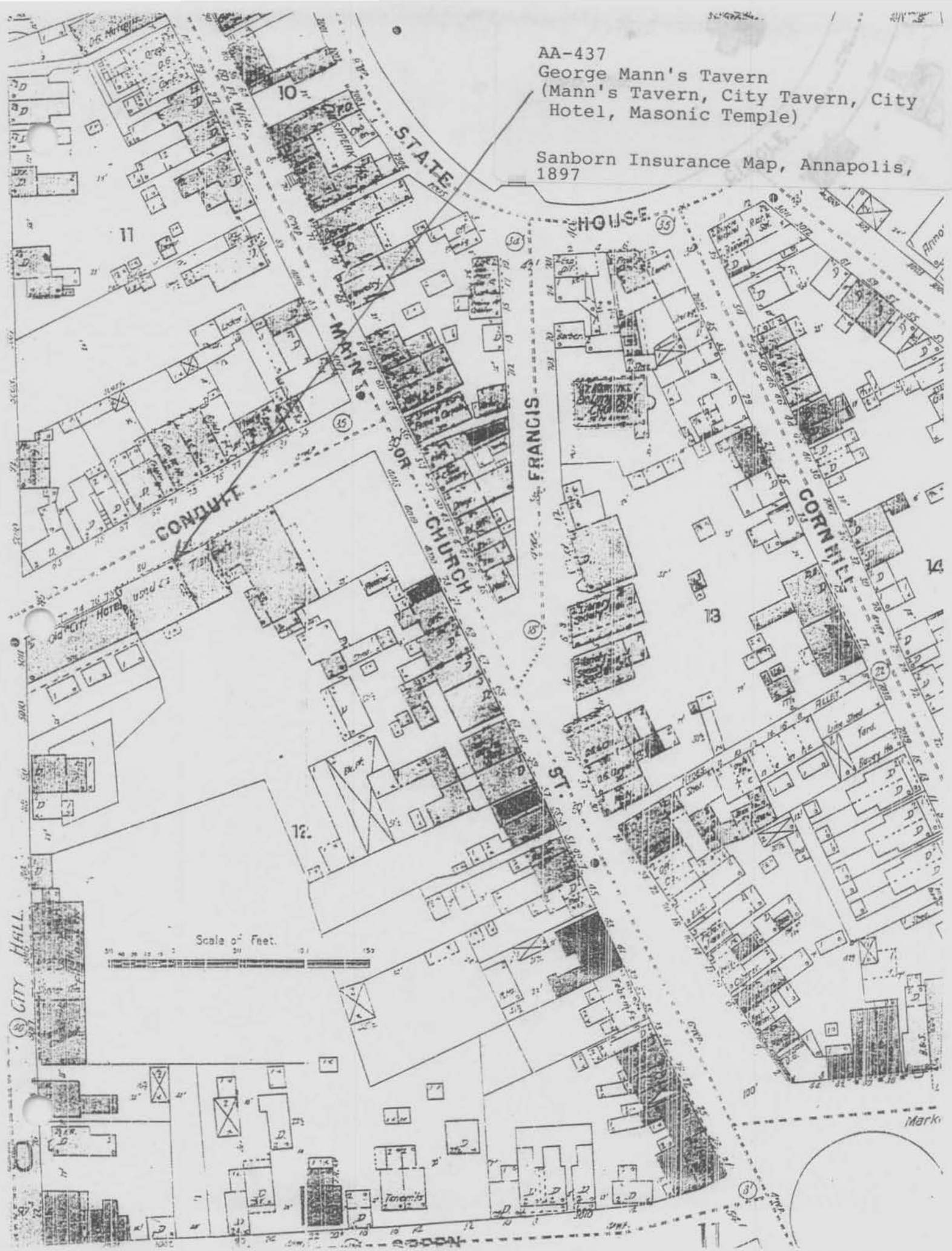
AA-437
George Mann's Tavern
(City Tavern, City Hotel, Masonic Temple)

Sanborn Insurance Map, 1885
Maryland State Archives

AA-437

George Mann's Tavern
(Mann's Tavern, City Tavern, City
Hotel, Masonic Temple)

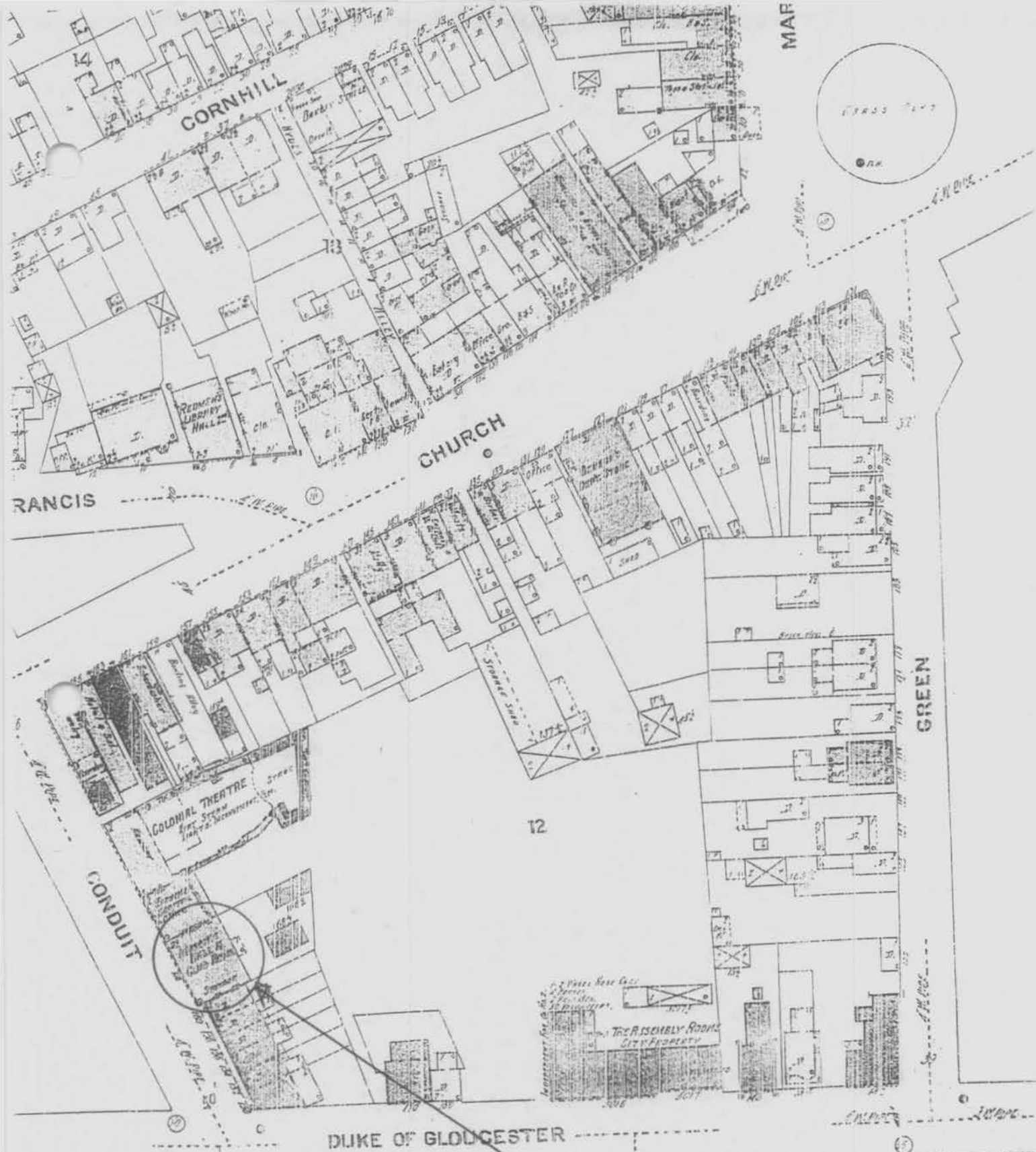
Sanborn Insurance Map, Annapolis,
1897





AA-437
George Mann's Tavern
(Mann's Tavern, City Tavern, City
Hotel, Masonic Temple)

Sanborn Insurance Map, Annapolis
1903



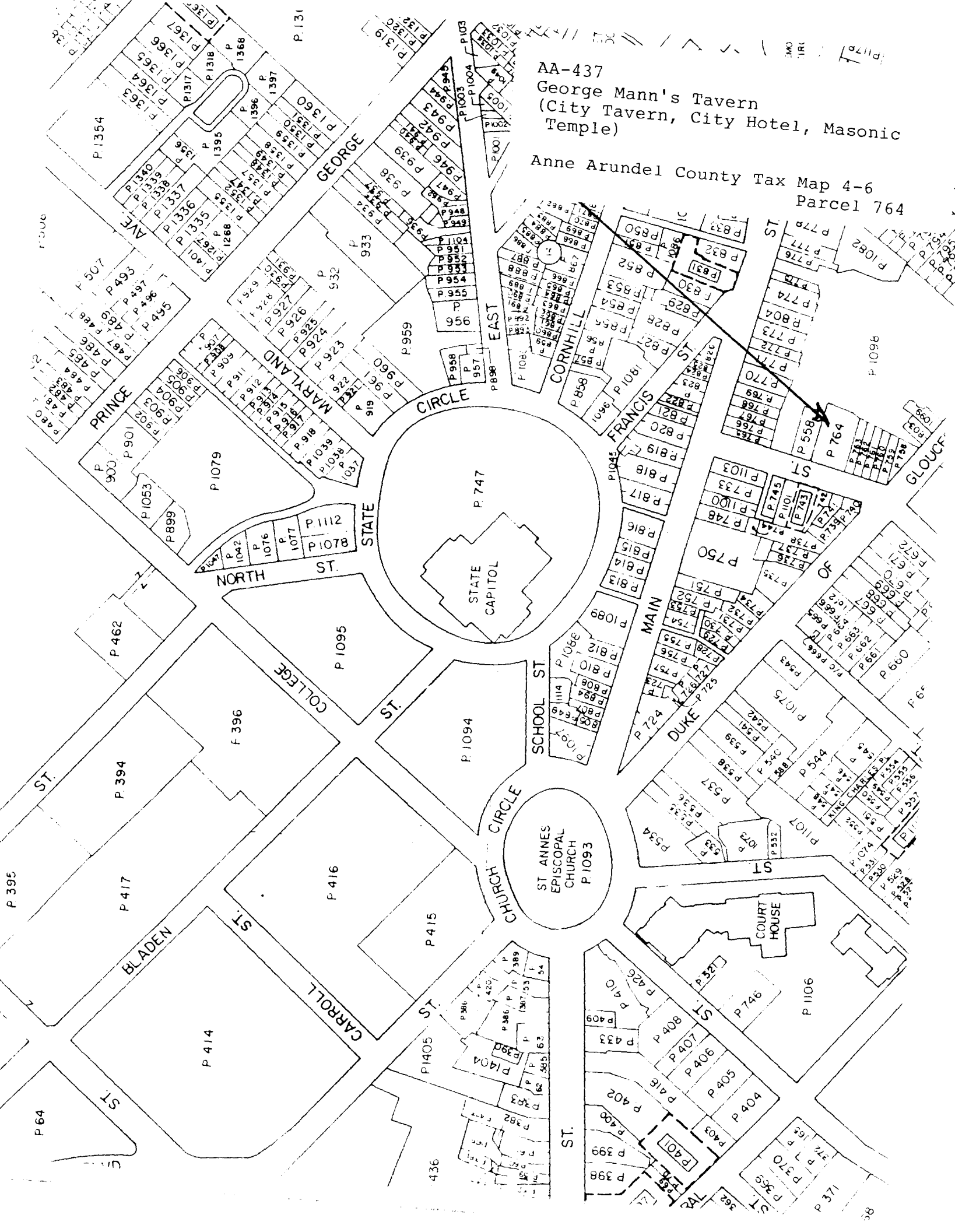
AA-437

George Mann's Tavern
(City Tavern, City Hotel, Masonic
Temple)

Sanborn Insurance Map, 1908
Maryland State Archives

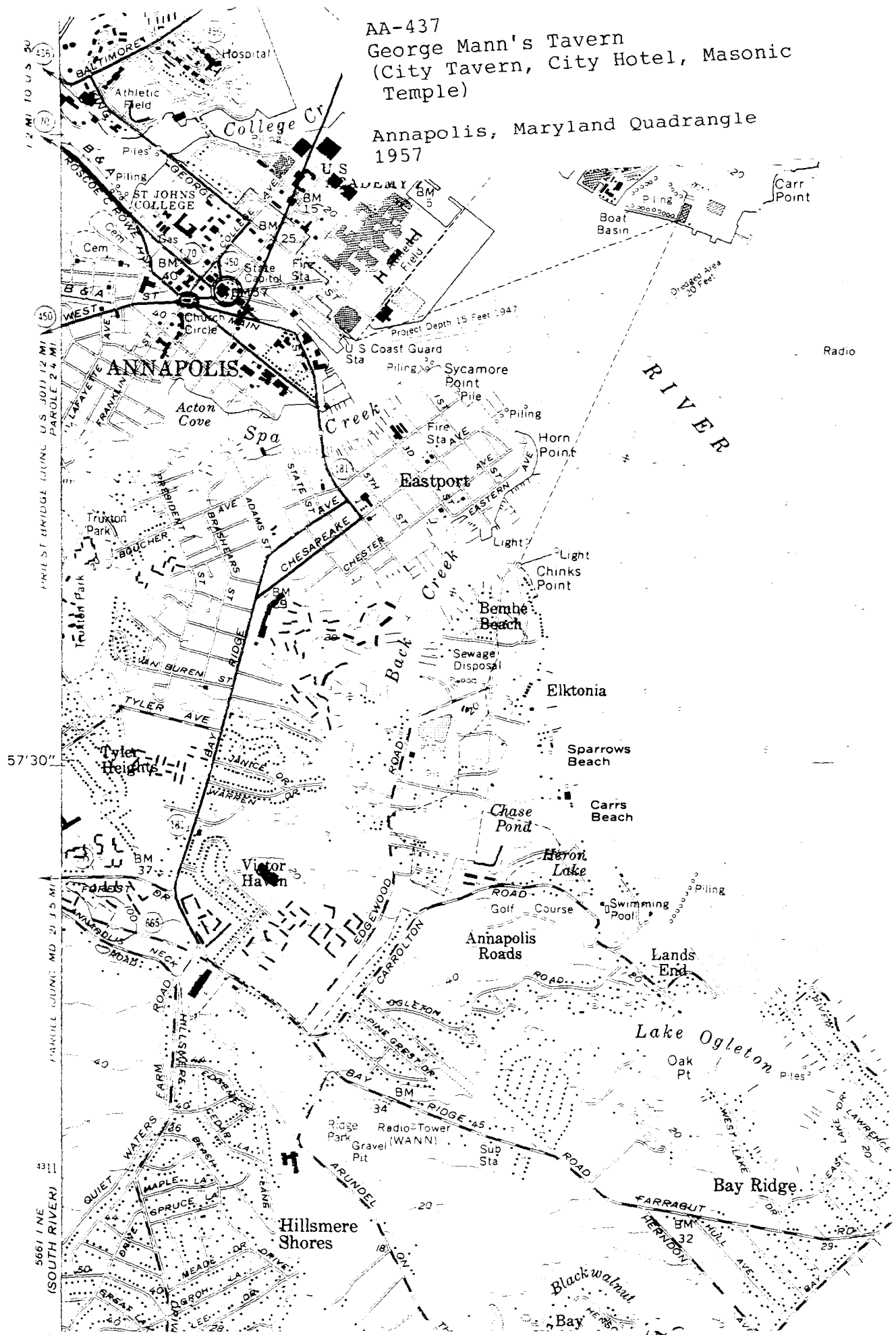
AA-437
George Mann's Tavern
(City Tavern, City Hotel, Masonic
Temple)

Anne Arundel County Tax Map 4-6
Parcel 764



AA-437
George Mann's Tavern
(City Tavern, City Hotel, Masonic
Temple)

Annapolis, Maryland Quadrangle
1957





AP. 437

Co. 1st Regt. 1st Div. 1st Corps

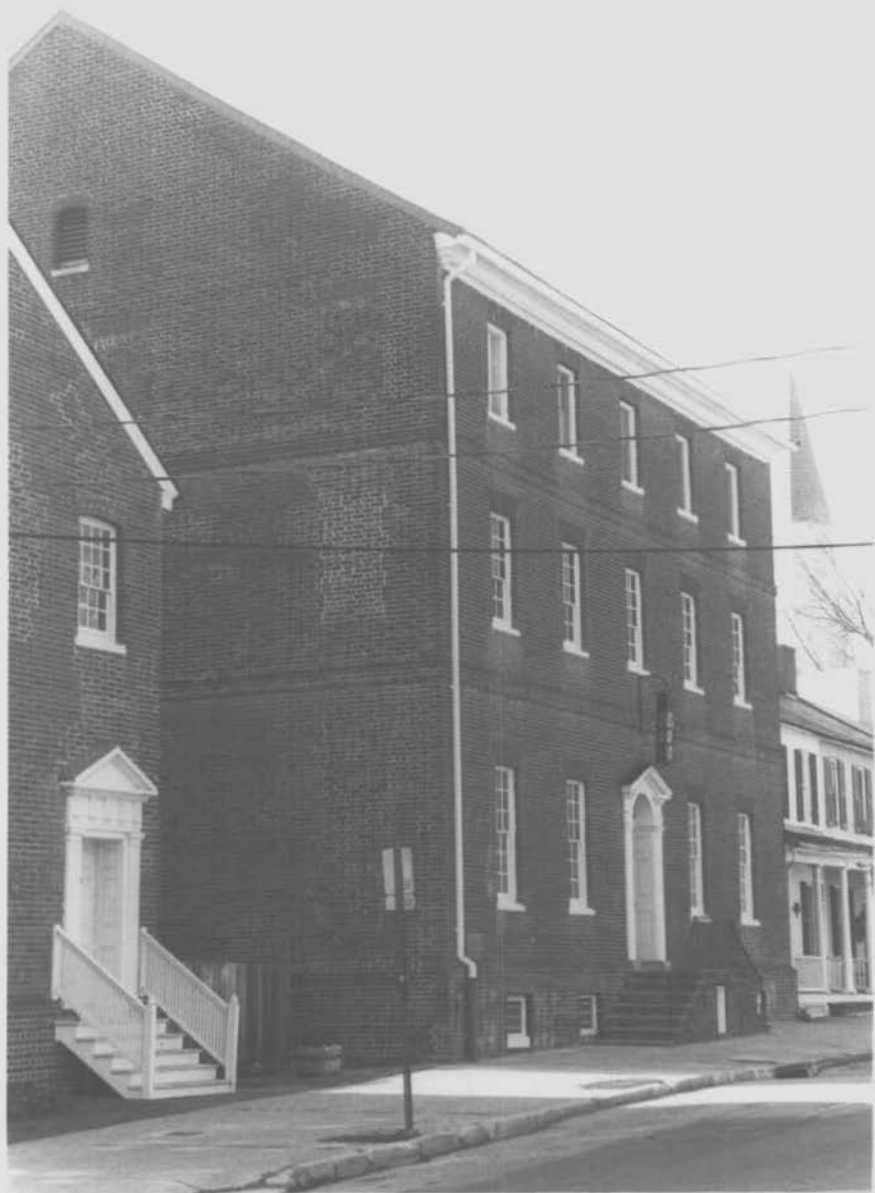
1st Regt. 1st Div. 1st Corps

1st Regt. 1st Div. 1st Corps

3/19/92, 1st Regt. 1st Div. 1st Corps

1st Regt. 1st Div. 1st Corps

1st Regt. 1st Div. 1st Corps



AA-437

George Mann's Tavern

12-1-1846

Annals, Ann. 1846

Northwest corner

2/96 Lane Tower, Philadelphia

see p. 100, 101, 102, 103

2/1



AP. 437

GRAND MASON & TOWER

(MASONIC TEMPLE)

PAUL TONAK & ANNE ALANER C. MD

WEST ELEVATION

3/96, PAUL TONAK, PORTLAND, ME

NEG. / MD. HISTORICAL TRUST

3/11



AA-437

George Mann's Tavern (Mason's Tavern)
Annapolis, Anne Arundel Co., MD

WEST ELEVATION

3/96 Paul Thomas, PHOTOGRAPHIC

NEG / MD HISTORICAL TRUST

21

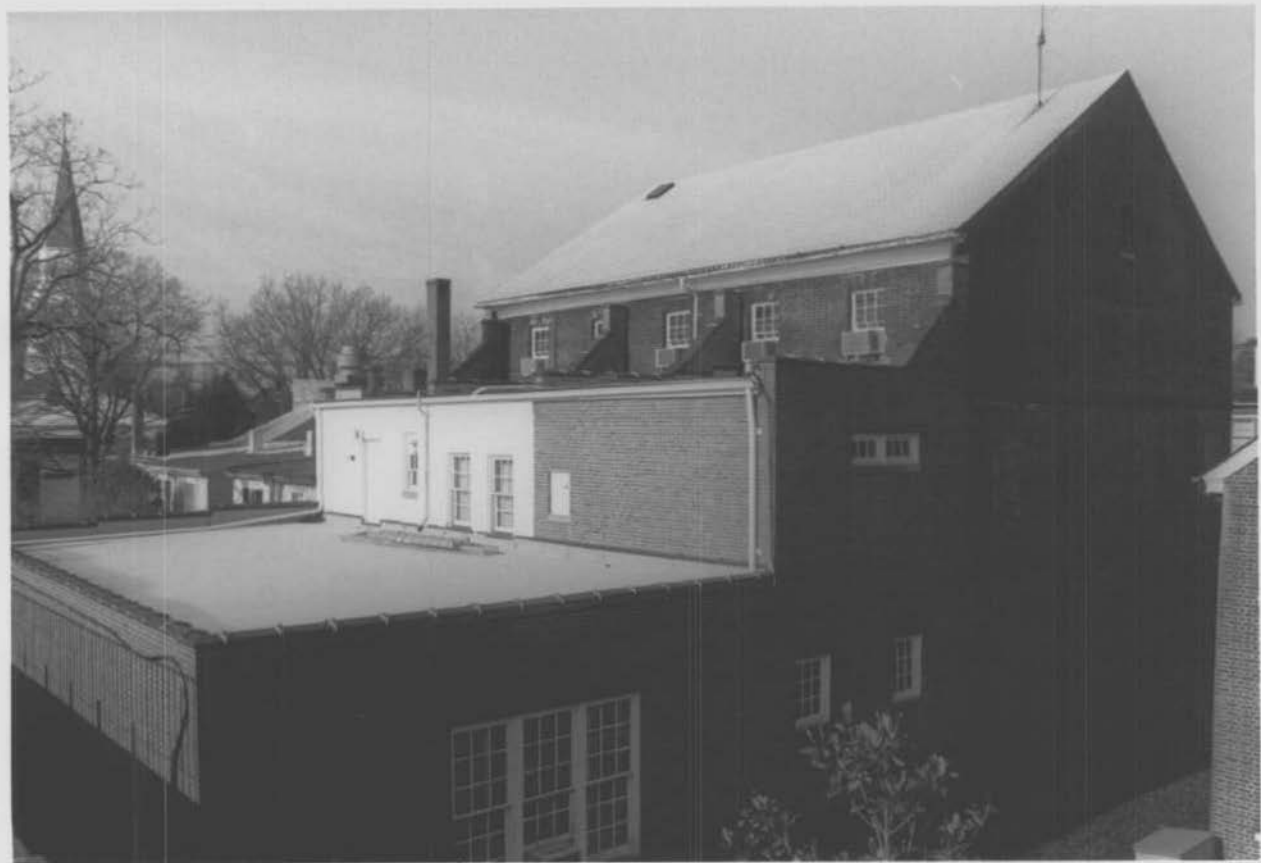


AA-437

GEORGE MAAS'S TAVEN
(Masonic Temple)

Annapolis, Anne Arundel Co., Md.
East Hook Hall

3/96, Paul Touart, PHOTOGRAPHIC
REL. / NO HISTORICAL TRUST



AA-437

GEORGE MAYHE TRAIL (Mason's Trail)

ANNAPOLIS, Anne Arundel Co., Md.

NORTHEAST ELEVATION

3/96, PAUL TOWANT, PHOTOGRAPH

NEG / MD HISTORICAL TRUST

2/11



AA-437

George Mann's Tanager (Mann's Tanager)

Amazilia, Amazilia (Amazilia)

Amazilia (Amazilia)

Ab, Parus Toward, Pitohui

193. / 1933 Pitohui

2



AA-437

George Meade's Tavern (Madame Tene)
Barnstable, Anne Adams. A. 10.3
St. John's River, New York, 1811

3/96, Paul T. Adams, Photographs
10.6 / 10.2. Historical. Not

8/11





AA-437

Grasshopper's Tavern

1000 E. 1st St.

Admission 2.00, Lunch 1.00, D. 1.00

2nd Floor, 1000 E. 1st St.

1946, Paul Toussaint, 1st floor

1st floor, 1000 E. 1st St.

10/10



A. L. 437

Bridge Street Town (Mass.) - Town
Journals, from 1841 to 1845

BRIDGE

1846, from Town, from 1841 to
1845, from 1841 to 1845

11/11

MARYLAND HISTORICAL TRUST
21 STATE CIRCLE
SHAW HOUSE
ANNAPOLIS, MARYLAND 21401

HISTORIC SITES SURVEY FIELD SHEET
Individual Structure Survey Form

COUNTY:	Anne Arundel
TOWN:	Annapolis
LOCATION:	162 Conduit Street
COMMON NAME:	Masonic Hall
FUNCTIONAL TYPE:	Res Map 32 Par 264
OWNER:	Masonic Temple #89
ADDRESS:	162 Conduit Street Annapolis, MD 21401
ACCESSIBILITY TO PUBLIC:	Yes (X) No () Restricted ()
LEVEL OF SIGNIFICANCE:	Nat. Reg. Local () State (✓) National ()

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone() Brick(X) Concrete() Concrete Block()
2. Wall Structure
 - A. Wood Frame: Post and Beam() Balloon()
 - B. Wood Bearing Masonry: Brick(X) Stone() Concrete() Concrete Block()
 - C. Iron() D. Steel() E. Other:
3. Wall Covering: Clapboard() Board and Batten() Wood Shingle() Shiplap() Novelty() Stucco() Sheet Metal() Aluminum() Asphalt Shingle() Brick Veneer(X) Stone Veneer() Asbestos Shingle() Bonding Pattern: Flemish Other:
4. Roof Structure
 - A. Truss: Wood(X) Iron() Steel() Concrete()
 - B. Other:
5. Roof Covering: Slate() Wood Shingle(X) Asphalt Shingle() Sheet Metal() Built Up() Rolled() Tile() Other:
6. Engineering Structure:
7. Other:

Appendages: Porches() Towers() Cupolas() Dormers() Chimneys() Sheds() Ells(X) Wings (X) Other:

Roof Style: Gable(X) Hip() Shed() Flat() Mansard() Gambrel() Jerkinhead() Saw Tooth() With Monitor() With Bellcast() With Parapet() With False Front() Other:

Number of Stories: 3
Number of Bays: 5 x 5
Approximate Dimensions: 50 x 85

Entrance Location: Centered

SURVEY NUMBER: AA 437

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:
Masonic Temple

ORIGINAL FORMAL NAME:
Lloyd Dulaney House

PRESENT USE: Masonic Hall

ORIGINAL USE: SF Res

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent (X) Good ()
Fair () Poor: ()

THEME:

STYLE: Georgian

DATE BUILT: pre 1770

THREAT TO STRUCTURE:
No Threat(X) Zoning() Roads()
Development() Deterioration()
Alteration () Other:

LOCAL ATTITUDES:
Positive() Negative()
Mixed() Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

AA-437

English bond watertable, Flemish above, with splayed brick arches at windows, belt courses at upper floors, excellent dentiled wood cornice and Georgian entrance, with round fan, fluted Doric pilasters with triglyphs supporting the dentiled pediment; windows in west and east end walls infilled and inset end wall chimneys removed. Interior also altered, especially by the removal of the second floor to create two story hall.

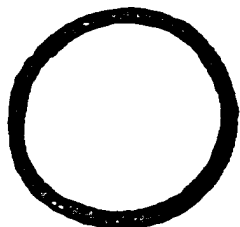
RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

Important although somewhat altered Georgian residence built by Lloyd Dulaney, a loyalist whose extensive holdings were confiscated during the Revolution (he was killed in a duel in London in 1782.) Later an Inn and part of Mann's Tavern (to become the City Hotel) where George Washington stayed when he came to Annapolis to resign his commission. Important as a type and critical to streetscape.

REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane()Woodland()Scattered Buildings()
Moderately Built Up(/)Densely Built Up()
Residential()Commercial()
Agricultural()Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

Aug. 1983

1. STATE Annapolis, Maryland
COUNTY
TOWN VICINITY
STREET NO. 162 Conduit Street

ORIGINAL OWNER Lloyd Delany
ORIGINAL USE residence
PRESENT OWNER Masons
PRESENT USE Masonic Temple
WALL CONSTRUCTION brick
NO. OF STORIES three plus attic

HISTORIC AMERICAN BUILDINGS SURVEY
INVENTORY

2. NAME ^{DULANY} Lloyd Delany House

DATE OR PERIOD c. 1766 ? 1770
STYLE Georgian
ARCHITECT
BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION

OPEN TO PUBLIC no

Built by Delany's mother at a cost of \$10,000, 162 Conduit is a huge structure for a 1760s residence and remarkably with that much expense there is very little ornament. Basically a brick pile, windows are proportioned 9/9, 9/6, 6/6 and have splayed brick lintels; there are 2 belt courses, a water table, and a dentiled cornice. There is a nice Palladian doorway. Age and location warrant its permanent preservation.



Exterior good



6. LOCATION MAP (Plan Optional)

8. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.

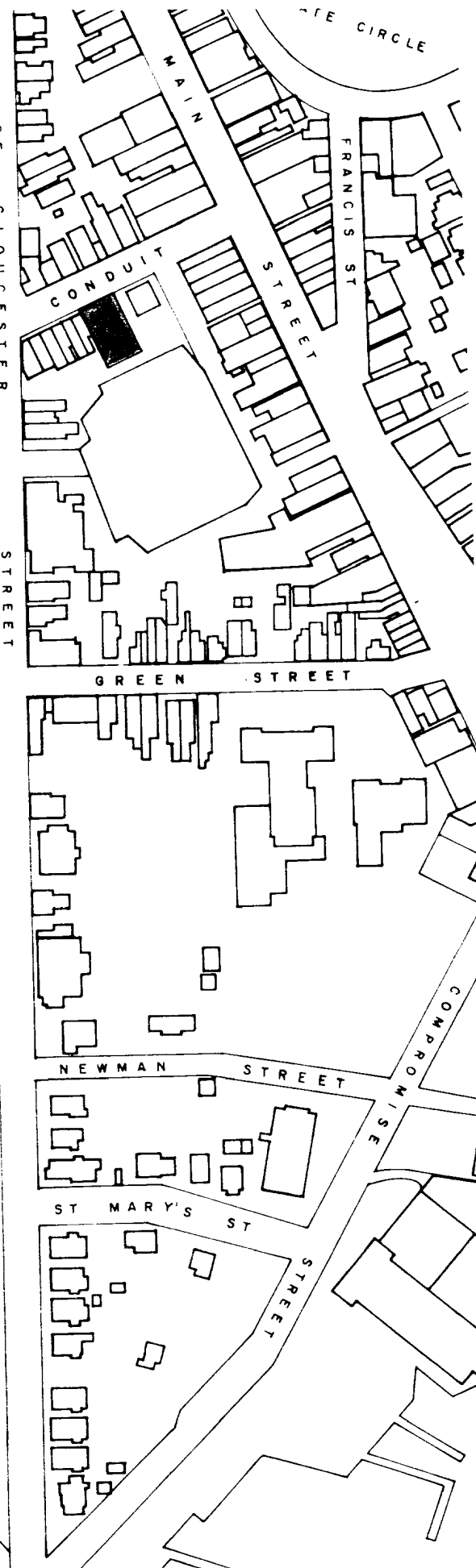
Orlando Ridout IV
Historic Annapolis, Inc.
Collection: Lohmeyer Thesis #66

7. PHOTOGRAPH

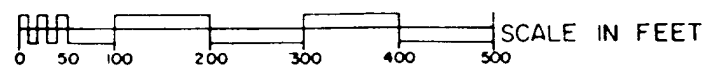
9. NAME, ADDRESS AND TITLE OF RECORDER

William D. Morgan
Columbia University
New York City

DATE OF RECORD August 8, 1967



AA 437
ANNAPOLIS HIST. DIST.





162 Conduit

AA 437

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW



162 Conduit

AA 437

Annapolis, Anne Arundel County

Russell Wright July, 1982

Maryland Historical Trust,

Annapolis, Maryland

NE Elevation/camera facing SW



PHOTOGRAPH BY
WILLIAM D. MORGAN

Masonic Temple/Conduit St.
VII/25/67

33
33
33